

013.A

0006

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

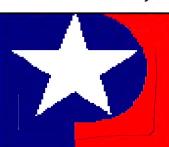
671,300 / 671,300

USE VALUE:

671,300 / 671,300

ASSESSED:

671,300 / 671,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9-11		EDITH ST, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1: REID HEATHER G

Owner 2:

Owner 3:

Street 1: 9 EDITH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARNEY JOHN A -

Owner 2: -

Street 1: 98 RICHFIELD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 1187 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8453																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	671,300			671,300				
Total Card		0.000	671,300			671,300	Entered Lot Size			
Total Parcel		0.000	671,300			671,300	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card: 565.54		/Parcel: 565.54	Land Unit Type:			

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	013.A-0006-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

2022	102	FV	671,300	0	.	671,300		Year end	12/23/2021
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SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,		77387-52	2	3/31/2021		700,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/6/2021		SQ Returned							7/6/2021	SQ Returned	JO	Jenny O
6/23/2021		SQ Mailed							6/23/2021	SQ Mailed	MM	Mary M
4/5/2021		Measured							4/5/2021	Measured	DGM	D Mann

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
4/5/2021	Measured	DGM	D Mann

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:								
Sty Ht: 1 - 1 Story															PDAS.								
(Liv) Units: 1	Total: 1																						
Foundation: 2 - Conc. Block				Frame: 1 - Wood				Prime Wall: 4 - Vinyl				Sec Wall: %											
Roof Struct: 1 - Gable				Roof Cover: 1 - Asphalt Shgl				Color: TAN				View / Desir:											
GENERAL INFORMATION																							
Grade: C - Average				Const Mod:				Lump Sum Adj:				Year Blt: 1927 Eff Yr Blt:											
Alt LUC:				Alt %:				Jurisdct: G22 Fact: .															
INTERIOR INFORMATION																							
Avg Ht/FL: STD				Prim Int Wal: 2 - Plaster				Sec Int Wall: %				Partition: T - Typical											
Prim Floors: 3 - Hardwood				Sec Floors: %				Bsmnt Flr: 12 - Concrete				Subfloor:											
Bsmnt Gar: Electric: 3 - Typical				Insulation: 1 - Typical				NBHD Inf: 1.35000002				NBHD Mod: 1.00											
Heat Fuel: 2 - Gas				Heat Type: 15 - H.V.A.C				Adj Total: 703620				Adj \$ / SQ: 383.136											
# Heat Sys: 1				% Heated: 100 % AC: 100				Depreciation: 32367				Other Features: 66417											
Solar HW: NO				% Com Wal % Sprinkled				Depreciated Total: 671254				WtAv\$/SQ: 305.00											
MOBILE HOME																							
Make:				Model:				Serial #				Year:				Color:							
SPEC FEATURES/YARD ITEMS																							
PARCEL ID 013.A-0006-0009.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:											
RESIDENTIAL GRID																							
OTHER FEATURES				CONDO INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Kits: 1 Rating: Very Good				Location:				Phys Cond: VG - Very Good 4.6 %				Functional: %				Exterior:							
A Kits: Rating:				Total Units:				Economic: %				Frp: Rating:				Interior:							
Frpl: Rating:				Floor: 2 - 2nd Floor				Special: %				WSFlue: Rating:				Additions:							
Name:				% Own: 50.000000000				Override: %				Kitchen:				Totals							
CALC SUMMARY				COMPARABLE SALES				Basic \$ / SQ: 305.00				Const Adj.: 1.35000002				Totals							
Size Adj.: 1.35000002				Rate				Adj \$ / SQ: 383.136				Adj \$ / SQ: 66417				WtAv\$/SQ: 1.00							
Const Adj.: 0.93050694				Parcel ID				Other Features: 66417				Grade Factor: 1.00				AvRate:							
Adj \$ / SQ: 383.136				Typ				NBHD Inf: 1.35000002				NBHD Mod: 1.00				Ind. Val:							
Other Features: 66417				Date				Depreciation: 32367				LUC Factor: 1.00				Juris. Factor: 1.00							
NBHD Inf: 1.35000002				Sale Price				Depreciated Total: 671254				Adj Total: 703620				Before Depr: 517.23							
NBHD Mod: 1.00				WtAv\$/SQ:				WtAv\$/SQ:				Special Features: 0				Final Total: 671300							
LUC Factor: 1.00				AvRate:				AvRate:				Val/Su Net: 565.54				Val/Su SzAd: 565.54							
Adj Total: 703620				Ind. Val:				Ind. Val:				Val/Su SzAd: 565.54											
Depreciation: 32367				Final Total: 671300				Val/Su SzAd: 565.54															
Depreciated Total: 671254																							
SUB AREA																							
SUB AREA DETAIL																							
Code				Description				Area - SQ				Rate - AV				Undepr Value				Sub Area			
GLA				Gross Liv Ar				1,187				383.140				454,783				% Usbl			
Net Sketched Area: 1,187																				Descrip			
Size Ad				Gross Area				1187				FinArea				1187				% Type			
Total: 454,783																				Qu # Ten			
IMAGE																							
AssessPro Patriot Properties, Inc																							
																							